



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** September 25, 2015

**LAND USE NUMBER:** LUA15-000695, ECF, MOD, PP

**PROJECT NAME:** Kinkade Crossing Preliminary Plat

**PROJECT DESCRIPTION:** The applicant has submitted a proposal requesting Preliminary Plat, SEPA Environmental Review and a road modification for approval of a 17-lot subdivision. The 3.63 acre site is located at 17709 116th Ave SE (APN 3223059303) within the Residential-8 zoning district. The parcel would be divided into 17 residential lots, a storm drainage tract, a park tract, and a shared driveway tract. The drainage tract measures 17,680 square feet (sf) and consist of a stormwater pond located in the northeast corner of the site. The applicant would dedicate 43,771 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 5,000 sf to 6,695 sf with an average lot size of 5,376 sf. The plat would result in a net density of 6.2 du/ac. Access to the site would be gained by extending the residential access road (SE 177th PI) to the east to connect to 116th Ave SE. An additional north south limited access road would provide access to the lots. No critical areas have been identified onsite. Soils consist of loose to very dense silty sand with gravel. The soil generally becomes denser with depth. The site slopes generally northeast at gradients of about 10% with an elevation change across the site of approximately 30 feet. All existing improvements and buildings will be demolished or removed during plat construction. The applicant has proposed to retain four (4) of the 25 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report and a Geotechnical Engineering Study with the application.

**PROJECT LOCATION:** 17709 116<sup>th</sup> Ave SE

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** September 22, 2015

**NOTICE OF COMPLETE APPLICATION:** September 25, 2015

**APPLICANT/PROJECT CONTACT PERSON:** Phillip Kitzes / PK Enterprises / 23035 SE 263<sup>rd</sup> St / Maple Valley, WA 98038 / 206-227-7445 / pkenterprises\_nv@comcast.net

**Permits/Review Requested:** Environmental (SEPA) Review, Preliminary Plat Approval

**Other Permits which may be required:** Building Permit, Construction Permit

**Requested Studies:** Arborist’s Report, Technical Information Report, Geotechnical Engineering Report

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Kinkade Crossing Preliminary Plat /LUA15-000676, ECF, MOD, PP

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

**Department of Community & Economic Development (CED) – Planning  
Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA  
98057**

**PUBLIC HEARING:** Public hearing is tentatively scheduled for **November 24, 2015** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

**CONSISTENCY OVERVIEW:**

<b>Zoning/Land Use:</b>	The subject site has a designation of <b>Residential Medium Density (RMD)</b> Comprehensive Land Use Map and <b>Residential 8 (R-8)</b> on the City's Zoning Map.
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**Environmental Documents that Evaluate the Proposed Project:** Environmental (SEPA) Checklist

**Development Regulations**

**Used For Project Mitigation:** The project will be subject to the City's SEPA ordinance, **RMC 4-2-110A; 4-4; 4-6-060; 4-7; 4-9** and other applicable codes and regulations as appropriate.

**Proposed Mitigation Measures:** The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- ***The applicant shall comply with the recommendations included in the Geotechnical Engineering Report, prepared by The Riley Group, Inc. dated July 8, 2015 or an updated report submitted at a later date.***

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 9, 2015. This matter is also tentatively scheduled for a public hearing on November 24, 2015, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**CONTACT PERSON:** Clark H. Close, Senior Planner; Tel: (425) 430-7289; Email: [cclose@rentonwa.gov](mailto:cclose@rentonwa.gov)

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

